

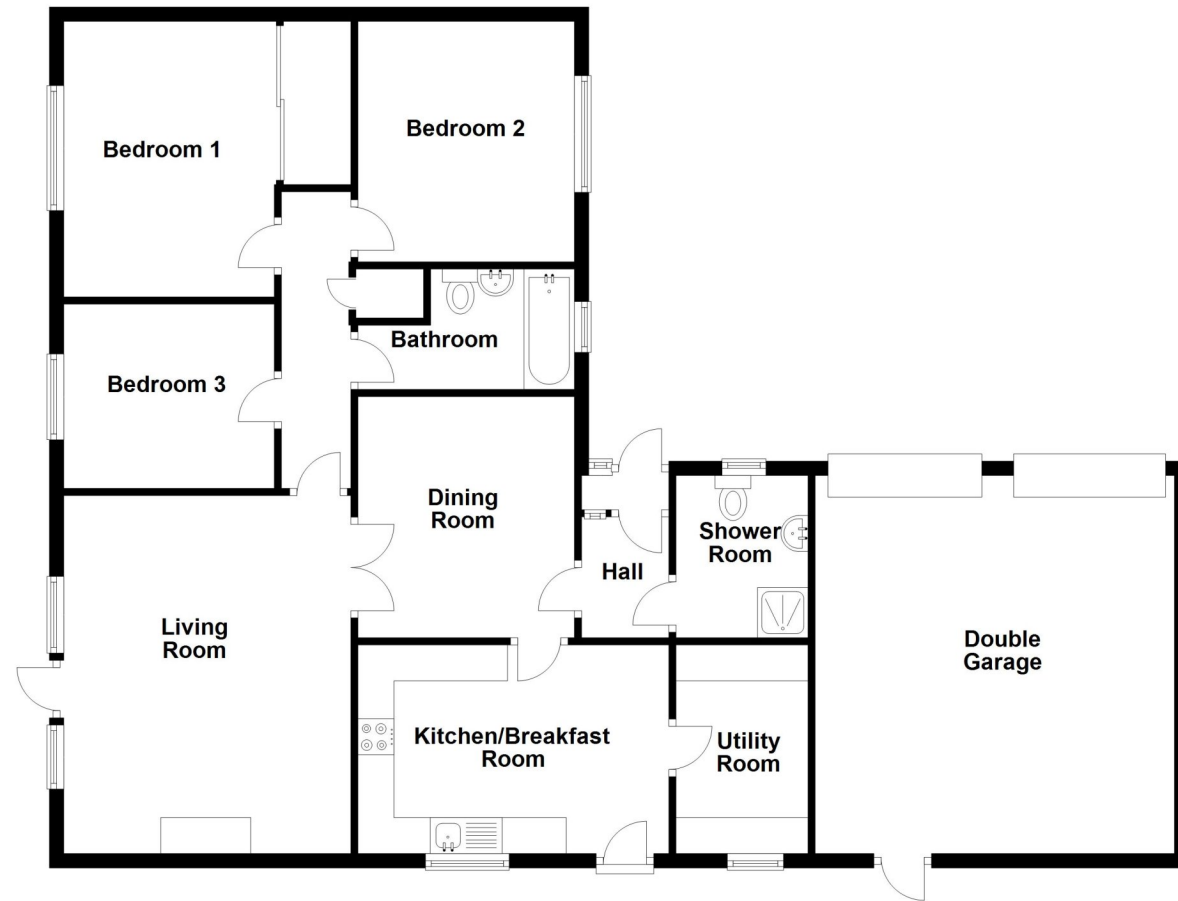
Viking Close, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 126.0 sq. metres (1355.9 sq. feet)



Total area: approx. 126.0 sq. metres (1355.9 sq. feet)



5 Viking Close, Bourne, Lincolnshire, PE10 9SF

£375,000 Freehold

Boasting a corner plot in this popular part of Bourne and benefitting from NO ONWARD CHAIN this three bedroom detached bungalow also offers a double garage and is well presented throughout but offers the buyers the chance to modernise to their taste.

Viewing is strongly recommended, please call 01778392807 to arrange.

DETACHED BUNGALOW | THREE BEDROOMS | BATHROOM AND SEPERATE SHOWER ROOM | CORNER PLOT | LARGE DRIVEWAY | DOUBLE GARAGE | EPC RATING TBC | COUNCIL TAX BAND D

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See things differently.



Living Room - 16'5" x 13' (5m x 3.96m) Fully glazed UPVC door with two full height side windows to rear aspect leading to gardens, stone fireplace with electric fire, television point, radiator.

Inner Hallway - Having airing cupboard housing hot water cylinder, loft access.

Bedroom Three - 9'7" x 8'4" (2.92m x 2.54m) UPVC window to rear aspect, radiator, coving to ceiling.

Bathroom - Opaque glazed window to front aspect, fitted with a 3 piece suite comprising panelled bath, close coupled WC, pedestal hand wash basin, ceramic tiled walls and flooring.



Bedroom Two - 10'8" x 10'1" (3.25m x 3.07m) UPVC window to front aspect, radiator coving to ceiling.

Bedroom One - 13' x 10'6" (3.96m x 3.2m) UPVC window to rear aspect, built in oversized double wardrobe with sliding doors, radiator.

Outside - The property boasts a generous corner plot.

To the front in a large rubberised driveway offering off street parking for numerous vehicles with gravelled side borders with inset shrubs, tap, leading to the attached DOUBLE GARAGE 17'3" x 16'4" having 2 up and over doors to front aspect, window to side aspect and personnel door to rear aspect, light, power, loft storage.

The gardens to both sides with lawned areas and shrubbery, the majority of the garden is to the rear of the property with access from the living room and is well established and laid to lawn with numerous trees bushes and shrubs a pond, fruit trees and is enclosed by fencing to all aspects.

ACCOMMODATION

Lobby - Approached by a glazed UPVC door with side window and

glazed hardwood door to entrance hall.

Entrance Hall - Having radiator and coving to ceiling.

Shower Room - Opaque glazed window to front aspect, fitted with a 3 piece suite comprising corner shower cubicle with electric shower over, close coupled WC, pedestal hand wash basin, ceramic tiled walls and flooring, radiator.

Dining Room - 11'10" x 10'1" (3.6m x 3.07m) UPVC window to front aspect, radiator, coving to ceiling.

Kitchen Breakfast Room - 14'9" x 9'6" (4.5m x 2.9m) UPVC window and half glazed UPVC door to side aspect, fitted with a generous range of base and eye level units with bevel edged work surfacing over, stainless steel sink, electric cooker point, space for fridge, radiator.

Utility Room - 8'9" x 6' (2.67m x 1.83m) UPVC window to side aspect, fitted with base and eye level units with spaces for additional appliances, wall mounted gas fired boiler supplying central heating and hot water.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D